

**Town of Kinderhook
Planning Board Workshop
3211 Church Street
Valatie, NY 12184
November 12, 2015**

Approved 12/10/2015

Minutes

The Town of Kinderhook Planning Board met on Thursday, November 12, 2015, at 7:00pm at the Kinderhook Town Hall, 3211 Church Street, Valatie, NY. The Chairman called the meeting to order and the secretary called the roll.

A. Roll Call

Present:

Peter Haemmerlein, Chairman
Andy Howard, Town Attorney
Patrick Prendergast, Engineer
Guy Rivenburgh
Jake Samascott
William Butcher
Dale Berlin
Jason Graham
Chris Simonsen
Dan Weiller, Alternate
Jonathan Cavagnaro, Alternate
Nataly Dee, Secretary

Excused:

None

Absent:

None

B. Correspondence

1. Review of Minutes:

October 8, 2015 - Workshop;
October 15, 2015 – Meeting;

Minutes listed above are pending review and approval at next month's meeting. Some minor grammatical and spelling matters were addressed.

C. Public Hearings

None

D. Old Business

1. Marcel St Onge /Old Kinderhook Self -Storage, 3067 US Rte 9, Valatie – Site Plan Review;

Mr. VanAlstyne addressed the Board and distributed plans for review. He noted that as a result of the engineer's review and conversations with the engineer modifications were made to the drainage

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plan. He explained about the drainage swales on the property noting that the slope of the overall filtration basin was adjusted; the sheet flow comes right off of the gravel surface directly into the infiltration basin. Drywells were added, but now are centered in the aisle ways. There is also a dry well in the infiltration basin that will help in the off-season. Designations were added to the elevations. Fencing was added between the gravel and the filtration system; a split rail fence is proposed. Mr. Prendergast thought the drainage looked good. The lighting was reviewed. Mr. Haemmerlein expressed concerns about the light pollution based on comments from the public hearing, which were based on the current conditions at the existing site. He was of the opinion that the Building Department has some enforcement authorization on the existing lights. He stated that he visited the site after dark noting that it was extremely well lit. He requested that the applicant adjust the angle of the lights and make sure that the proposed lights are installed in such a way as to reduce light pollution and the impact on the neighbors. Mr. St Onge stated that he would attend to it.

2. CaroVail, 831 CR 28, Niverville – Site Plan Review;

Mr. Schmitt addressed the board. Mr. Haemmerlein commented about the video of the telescoping and process from his site visit in western NY. He inquired whether the telescoping would be hand crank or hydraulic. Mr. Vail Jr, indicated it would be hand crank. Mr. Haemmerlein commented about his site visit and how different the new operation is and not a speck of dust was seen. Further, he thought that the proposed instillation would improve the current conditions, noting that the degree of control and lack of issues compared to the current situation. He also saw a frame work for a train unloading device; installation had not been completed, however, the curtain and additional apparatus would decrease time of unloading, any escaping material through pellets or dust can be contained and dealt with. There is much greater control with the proposed new apparatus. Mr. Haemmerlein inquired whether this would be installed in both locations. Mr. Vail indicated that it will be installed in both locations. Further, he addressed some of the concerns brought to light by the public at the hearing. There is an evacuation fan at the rear of the building that is directed at a neighboring house. It is a fresh air exchange. He noted the MSDS sheets. The fans are important, but a filter should be installed and maintained on that fan to catch the particulate. This could be a made a condition of approval. The public address system was addressed, noting that there was suggestion that it be phased out. Next, Mr. Haemmerlein addressed the trucks, and suggested the applicant control the amount of time they are warming up and idling on site. Trucks should be deployed and off site as quickly as possible. He also noted that the suggestion of making Church St a one way street is a good idea, and should be brought to the Town Board. Another concern addressed is run off; with this loading system, the run off should not be as much of an issue especially considering the best practices measures being proposed by the applicant. Mr. Haemmerlein also noted that it is important that the telescoping feature be used at all times.

Mr. Simonsen inquired about the lighting patterns. Mr. Schmitt noted page 5 of the plans, detail are shown on D2.

There is no proposed exhaust system for the bulk facility, just on the bagging plant.

Mr. Schmitt stated that he met with County DPW. The issue is to manage the flat nature of the section of road. A 12” pipe will be installed in front of the building, and 15” further down, an 18” pipe

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across the road to 12” down the road. They are still awaiting issuance of the permit. Four catch basins are being installed, their location was reviewed on the plans.

The landscaping plan was reviewed. Parking was also briefly reviewed. County Planning review was also addressed.

Mr. Howard inquired about DEC chemical bulk storage permits and requested to have it submitted for the file, particularly relevant to the SEQR review.

3. 7th Day Adventists – Route 9, Valatie – Site Plan Amendment;

No one was in attendance to represent the application. The pending issues were reviewed; lighting, parking, landscaping and signage.

4. Kyle Mitchison, County Route 32 – Minor Subdivision;

Mr. VanAlstyne addressed the board and distributed plans for review. He reviewed the scope of the proposal. He stated that the Town of Schodack Planning Board approved the subdivision and provided stamped plans, approval letter, SEQR, County DPW letter addressing the culverts and road cuts, and minutes from the Schodack meetings (on file).

Mr. VanAlstyne noted that Lot 3 is a flag lot and cannot be further subdivided. Lot 2 has no buildings proposed on TOK land. There will be no building until Rensselaer County DOH approval from Schodack. Lot 1 also proposes no building in TOK. No building permits to be issued from the Town of Kinderhook. Mr. VanAlstyne noted the several power company right of ways/crossings. The board reviewed the road frontage, access and road cuts.

A Public Hearing can be set at next week’s meeting.

E. New Business

None

F. ZBA Opinions

None

G. Liaisons

1. Village Planning Boards: Nothing new to report.

2. Town Board: Nothing new to report.

H. Other

1. Public Comment

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Mr. Butcher noted that it looks like a light post is being installed at the entrance to Club Life facility. Additional discussion ensued about lighting in general.

Mr. Berlin made a motion to adjourn. Mr. Samascott seconded. All in favor. Motion carried; meeting adjourned at 8:04pm.

Respectfully Submitted,

Nataly Dee, Secretary